LOT 245-A
IN OR 2318/1474
GA FDNA BEACH #2 UNR

CAMERON MARK ERIC & BRANDI KA
530 TARPON AVE #A
FERNANDINA BEACH, FL 32034

2025

00-00-31-134B-0245-00A0

BUILDING CHARACTERISTICS

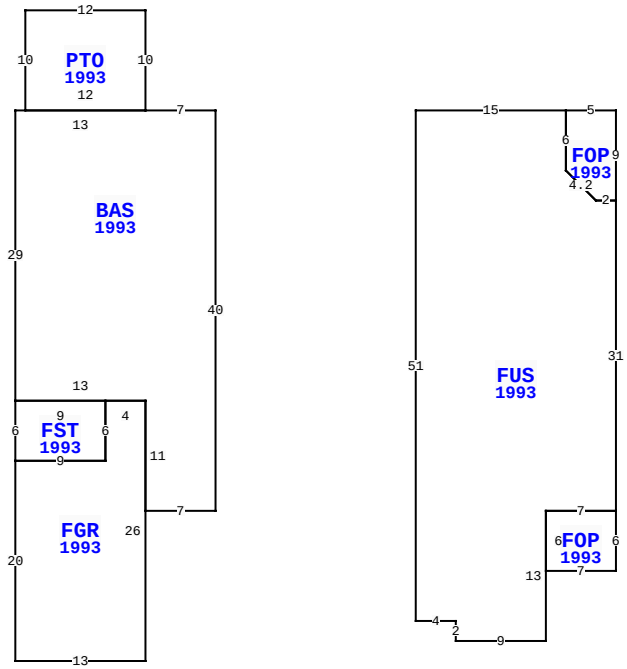
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1041.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	657	100	1993	657	105,078
FGR	284	55	1993	156	24,950
FOP	41	30	1993	12	1,919
FOP	42	30	1993	13	2,079
FST	54	55	1993	30	4,798
FUS	921	100	1993	921	147,301
PTO	120	5	1993	6	959
TOTALS	2,119			1,795	287,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,795	190.4000	190.40	341,768	1992	1992	0	0	0	16.00	84.00

1 TOWNHOUSE – 100% - 2020 Heated Area: 1578 HX Base Yr 2020



530 TARPON AVE A, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		287,085
TOTAL MARKET OB/XF VALUE		2,534
TOTAL LAND VALUE - MARKET		198,750
TOTAL MARKET VALUE		488,369
SOH/AGL Deduction		170,116
ASSESSED VALUE		318,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,531
TOTAL JUST VALUE		488,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10293	XFOB	2,450	02/06/1997
7039	NEW CONSTR	92,000	05/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/1474	11/12/2019	WD	Q	I	01	369,000
GRANTOR: PRATT ROBERT W & EMIL						
GRANTEE: CAMERON MARK ERIC &						
2318/1470	11/01/2019	FJ	U	I	11	0
GRANTOR: JOHNSON EMILY LAVINIA						
GRANTEE: PRATT ROBERT WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N10 W12 S10 E12$ W13 S29 FST=[YR=1993] S6 FGR=[YR=1993] S20 E13 N26 W4 S6 W9$ E9 N6 W9$ E13 S11 E7 N40$ PTR= E20 FUS=[YR=1993] E15 FOP=[YR=1993] E5 S9 W2 L3 U3 N6$ S6 D3 R3 E2 S31 FOP=[YR=1993] W7 S6 E7 N6 $ W7 S13 W9 N2 W4 N51$ W20 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	455.00	SF	6.50	6.50	100	1992	1992	3	62	1,834	
2	1241	WD DECK G	0	100	8	7	56.00	UT	11.50	11.50	100	1992	1992	3	20	129	
3	1241	WD DECK G	0	100	8	20	160.00	UT	15.53	15.53	100	1996	1996	3	23	571	

LAND DESCRIPTION

TOTAL OB/XF 2,534

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-2	25.00	100.00	25.00	FF		1.00	1.00	1.50	5,300.00	7,950.00	198,750							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 198,750 Market: 0 Agricultural: 0 Common: 198,750 PRINTED 07/30/2025 BY SYS